

Joel E. Tasca, Esq.  
Nevada Bar. No. 14124  
Maria A. Gall, Esq.  
Nevada Bar No. 14200  
Lindsay C. Demaree, Esq.  
Nevada Bar No. 11949  
Justin A. Shiroff, Esq.  
Nevada Bar. No. 12869  
BALLARD SPAHR LLP  
1980 Festival Plaza Drive, Suite 900  
Las Vegas, Nevada 89135  
Telephone: (702) 471-7000  
Facsimile: (702) 471-7070  
tasca@ballardspahr.com  
gallm@ballardspahr.com  
demareel@ballardspahr.com  
shiroffj@ballardspahr.com

*Attorneys for JPMorgan Chase Bank, N.A.*

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A.,  
Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company;  
ELDORADO THIRD COMMUNITY  
ASSOCIATION, a Nevada non-profit  
corporation; PERRY PIERCE, an  
individual,

Defendants.

Case No. 2:17-cv-00622-GMN-NJK

**STIPULATION AND ORDER TO  
DISMISS CLAIMS BETWEEN  
JPMORGAN CHASE BANK, N.A.,  
SFR INVESTMENTS POOL 1, LLC,  
ELDORADO THIRD COMMUNITY  
ASSOCIATION, AND ABSOLUTE  
COLLECTION SERVICES, LLC  
WITH PREJUDICE**

ELDORADO THIRD COMMUNITY  
ASSOCIATION, a Nevada non-profit  
corporation,

Third-Party Plaintiff,

vs.

ABSOLUTE COLLECTION SERVICES,  
LLC, a domestic limited liability company,

Third-Party Defendant.

1 SFR INVESTMENTS POOL 1, LLC, a  
2 Nevada limited liability company,

3 Counterclaimant/Cross-Claimant,

4 vs.

5 JPMORGAN CHASE BANK, N.A.;  
6 PERRY PIERCE, an individual,

7 Counter-Defendant/Cross-Defendant.

8 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-Defendant  
9 JPMorgan Chase Bank, N.A. (“Chase”), Defendant/Counterclaimant/ Cross-Claimant  
10 SFR Investments Pool 1, LLC (“SFR”), Defendant/Third-Party Plaintiff Eldorado  
11 Third Community Association (“Eldorado”), and Third-Party Defendant Absolute  
12 Collection Services, LLC (“Absolute”) (collectively, the “Parties”), through their  
13 respective attorneys, hereby stipulate as follows:

14 1. This action concerns title to real property commonly known as 818 Bear  
15 Gulch Court, North Las Vegas, Nevada (the “Property”) following a homeowner’s  
16 association foreclosure sale conducted on June 17, 2014, with respect to the Property.

17 2. As it relates to the Parties, a dispute arose regarding that certain Deed  
18 of Trust recorded against the Property in the Official Records of Clark County,  
19 Nevada as Instrument Number 20081205-0001901 (the “Deed of Trust”), and in  
20 particular, whether the Deed of Trust continues to encumber the Property.

21 3. The Parties to this Stipulation have agreed to release their respective  
22 claims, and further agreed that the claims between them, including the Complaint,  
23 Counterclaim, and Third Party Complaint shall be DISMISSED with prejudice.

24 4. As Perry Pierce appeared did not appear in this action, Chase hereby  
25 voluntarily dismisses its claims against Perry Pierce pursuant to Fed. R. Civ. P.  
26 41(a)(1)(A)(i).

27 5. This Stipulation in no way affects SFR’s cross-claim against Perry  
28 Pierce.

8. The Parties further stipulate and agree that a copy of this Stipulation and Order may be recorded with the Clark County Recorder; and

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9. Each party to this Stipulation (case number 2:17-cv-00622-GMN-NJK) shall bear its own attorneys' fees and costs.

Dated: January 3, 2019

BALLARD SPAHR LLP

KIM GILBERT EBRON

By: /s/ Justin A. Shiroff  
Joel E. Tasca, Esq.  
Nevada Bar No. 14124  
Maria A. Gall, Esq.  
Nevada Bar No. 14200  
Lindsay C. Demaree, Esq.  
Nevada Bar No. 11949  
Justin A. Shiroff, Esq.  
Nevada Bar. No. 12869  
1980 Festival Plaza Drive, Suite 900  
Las Vegas, Nevada 89135

By: /s/ Jacqueline A. Gilbert  
Diana S. Ebron, Esq.  
Nevada Bar No. 10580  
Jacqueline A. Gilbert, Esq.  
Nevada Bar No. 10593  
Karen Hanks, Esq.  
Nevada Bar No. 9578  
7625 Dean Martin Dr., Suite 110  
Las Vegas, Nevada 89014

*Attorneys for JPMorgan Chase Bank, N.A.*

*Attorneys for SFR Investments Pool 1, LLC*

BOYACK ORME & ANTHONY

ABSOLUTE COLLECTION SERVICES, LLC

By: /s/ Christopher B. Anthony  
Edward D. Boyack, Esq.  
Nevada Bar No. 5229  
Christopher B. Anthony, Esq.  
Nevada Bar No. 9748  
7432 W. Sahara Avenue, Suite 101  
Las Vegas, NV 89117

By: /s/ Shane D. Cox  
Shane D. Cox, Esq.  
Nevada Bar No. 13852  
7485 West Azure  
Suite 129  
Las Vegas, NV 89130

*Attorney for Eldorado Third Community Association*

*Attorney for Absolute Collection Services, LLC*

**IT IS SO ORDERED.**

**DATED** this 8 day of January, 2019.

  
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Gloria M. Navarro, Chief Judge  
United States District Court